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**UNITED STATES DISTRICT COURT  
CENTRAL DISTRICT OF CALIFORNIA**

ROBERT CAULEY,  
Plaintiff,

vs.

MANN INVESTMENT GROUP, LLC;  
and DOES 1 to 10,  
Defendants.

**Case No.:**

COMPLAINT FOR INJUNCTIVE  
RELIEF AND DAMAGES FOR  
VIOLATION OF:

1. AMERICANS WITH DISABILITIES  
ACT, 42 U.S.C. §12131 et seq.;
2. CALIFORNIA'S UNRUH CIVIL  
RIGHTS ACT, CAL CIV. CODE §§ 51 -  
52 et seq.;
3. CALIFORNIA'S DISABLED  
PERSONS ACT, CAL CIV. CODE §54 et  
seq.
4. CALIFORNIA'S UNFAIR  
COMPETITION ACT, CAL BUS & PROF  
CODE § 17200, et seq.
5. NEGLIGENCE

Plaintiff ROBERT CAULEY ("Plaintiff") complains of Defendants MANN  
INVESTMENT GROUP, LLC; and DOES 1 to 10 ("Defendants") and alleges as follows:

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1 the things alleged herein was acting with the knowledge and consent of the other  
2 Defendants and within the course and scope of such agency or employment relationship.

3 8. Whenever and wherever reference is made in this Complaint to any act or  
4 failure to act by a defendant or Defendants, such allegations and references shall also be  
5 deemed to mean the acts and failures to act of each Defendant acting individually, jointly  
6 and severally.

7 **FACTUAL ALLEGATIONS**

8 9. In or about July of 2022, Plaintiff went to the Business. The Business is a  
9 restaurant business establishment, which is open to the public, and is a place of public  
10 accommodation and affects commerce through its operation. Defendants provide parking  
11 spaces for customers.

12 10. While attempting to enter the Business during each visit, Plaintiff personally  
13 encountered a number of barriers that interfered with his ability to use and enjoy the  
14 goods, services, privileges, and accommodations offered at the Business. To the extent  
15 of Plaintiff's personal knowledge, the barriers at the Business included, but were not  
16 limited to, the following:

- 17 a. Defendant failed to maintain the parking space designated for persons  
18 with disabilities to comply with the federal and state standards.  
19 Defendants failed to maintain the paint on the ground as required.
- 20 b. Defendant failed to maintain the parking space designated for persons  
21 with disabilities to comply with the federal and state standards.  
22 Defendants failed to provide a proper ramp for the persons with  
23 disabilities.
- 24 c. Defendant failed to maintain the parking space designated for persons  
25 with disabilities to comply with the federal and state standards.  
26 Defendants failed to provide the access aisles with level surface  
27 slopes.
- 28

1 d. Defendants failed to maintain the parking space designated for  
2 persons with disabilities to comply with the federal and state  
3 standards. Defendants failed to maintain the mark on the space with  
4 the International Symbol of Accessibility.

5 e. Defendants failed to comply with the federal and state standards for  
6 the parking space designated for persons with disabilities. Defendants  
7 failed to post required signage such as "Van Accessible."

8 11. These barriers and conditions denied Plaintiff the full and equal access to the  
9 Business. Plaintiff wishes to patronize the Business again. However, Plaintiff is deterred  
10 from visiting the Business because his knowledge of these violations prevents him from  
11 returning until the barriers are removed.

12 12. Based on the violations, Plaintiff alleges, on information and belief, that  
13 there are additional barriers to accessibility at the Business after further site inspection.  
14 Plaintiff seeks to have all barriers related to his disability remedied. *See Doran v. 7-*  
15 *Eleven, Inc.* 524 F.3d 1034 (9<sup>th</sup> Cir. 2008).

16 13. In addition, Plaintiff alleges, on information and belief, that Defendants  
17 knew that particular barriers render the Business inaccessible, violate state and federal  
18 law, and interfere with access for the physically disabled.

19 14. At all relevant times, Defendants had and still have control and dominion  
20 over the conditions at this location and had and still have the financial resources to  
21 remove these barriers without much difficulty or expenses to make the Business  
22 accessible to the physically disabled in compliance with ADDAG and Title 24  
23 regulations. Defendants have not removed such barriers and have not modified the  
24 Business to conform to accessibility regulations.

25 **FIRST CAUSE OF ACTION**

26 **VIOLATION OF THE AMERICANS WITH DISABILITIES ACT OF 1990**

27 15. Plaintiff incorporates by reference each of the allegations in all prior  
28 paragraphs in this complaint.

1           16. Under the Americans with Disabilities Act of 1990 (“ADA”), no individual  
2 shall be discriminated against on the basis of disability in the full and equal enjoyment of  
3 the goods, services, facilities, privileges, advantages, or accommodations of any place of  
4 public accommodation by any person who owns, leases, or leases to, or operates a place  
5 of public accommodation. *See* 42 U.S.C. § 12182(a).

6           17. Discrimination, *inter alia*, includes:

- 7           a. A failure to make reasonable modification in policies, practices, or  
8 procedures, when such modifications are necessary to afford such  
9 goods, services, facilities, privileges, advantages, or accommodations  
10 to individuals with disabilities, unless the entity can demonstrate that  
11 making such modifications would fundamentally alter the nature of  
12 such goods, services, facilities, privileges, advantages, or  
13 accommodations. 42 U.S.C. § 12182(b)(2)(A)(ii).
- 14           b. A failure to take such steps as may be necessary to ensure that no  
15 individual with a disability is excluded, denied services, segregated or  
16 otherwise treated differently than other individuals because of the  
17 absence of auxiliary aids and services, unless the entity can  
18 demonstrate that taking such steps would fundamentally alter the  
19 nature of the good, service, facility, privilege, advantage, or  
20 accommodation being offered or would result in an undue burden. 42  
21 U.S.C. § 12182(b)(2)(A)(iii).
- 22           c. A failure to remove architectural barriers, and communication barriers  
23 that are structural in nature, in existing facilities, and transportation  
24 barriers in existing vehicles and rail passenger cars used by an  
25 establishment for transporting individuals (not including barriers that  
26 can only be removed through the retrofitting of vehicles or rail  
27 passenger cars by the installation of a hydraulic or other lift), where  
28 such removal is readily achievable. 42 U.S.C. § 12182(b)(2)(A)(iv).

1 d. A failure to make alterations in such a manner that, to the maximum  
2 extent feasible, the altered portions of the facility are readily  
3 accessible to and usable by individuals with disabilities, including  
4 individuals who use wheelchairs or to ensure that, to the maximum  
5 extent feasible, the path of travel to the altered area and the  
6 bathrooms, telephones, and drinking fountains serving the altered  
7 area, are readily accessible to and usable by individuals with  
8 disabilities where such alterations to the path or travel or the  
9 bathrooms, telephones, and drinking fountains serving the altered  
10 area are not disproportionate to the overall alterations in terms of cost  
11 and scope. 42 U.S.C. § 12183(a)(2).

12 18. Where parking spaces are provided, accessible parking spaces shall be  
13 provided. 1991 ADA Standards § 4.1.2(5); 2010 ADA Standards § 208. One in every  
14 eight accessible spaces, but not less than one, shall be served by an access aisle 96 in  
15 (2440 mm) wide minimum and shall be designated “van accessible.” 1991 ADA  
16 Standards § 4.1.2(5)(b). For every six or fraction of six parking spaces, at least one shall  
17 be van parking space. 2010 ADA Standards § 208.2.4.

18 19. For the parking spaces, access aisles shall be marked with a blue painted  
19 borderline around their perimeter. The area within the blue borderlines shall be marked  
20 with hatched lines a maximum of 36 inches (914 mm) on center in a color contrasting  
21 with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall  
22 be painted on the surface within each access aisle in white letters a minimum of 12 inches  
23 (305 mm) in height and located to be visible from the adjacent vehicular way. CBC §  
24 11B-502.3.3.

25 20. Here, Defendants failed to properly maintain the access aisles as there were  
26 no “NO PARKING” and faded blue lines painted on the parking surface. Further,  
27 Defendants failed to provide a sign stating “Van Accessible.”  
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1           21. The cross slope of ramp surfaces shall be no greater than 1:50. Ramp  
2 surfaces shall comply with 4.5. 1991 Standards § 4.8.6. Ramps and landings with drop-  
3 offs shall have curbs, walls, railings, or projecting surfaces that prevent people from  
4 slipping off the ramp. Curbs shall be a minimum of 2 in (50 mm) high. 1991 Standards §  
5 4.8.7. Outdoor ramps and their approaches shall be designed so that water will not  
6 accumulate on walking surfaces. 1991 Standards § 4.8.8. Ground and floor surfaces  
7 along accessible routes and in accessible rooms and spaces including floors, walks,  
8 ramps, stairs, and curb ramps, shall be stable, firm, slip-resistant, and shall comply with  
9 4.5. 1991 Standards § 4.5.1.

10           22. Here, Defendants failed to provide a compliant ramp for the access aisle.

11           23. Under the 1991 Standards, parking spaces and access aisles must be level  
12 with surface slopes not exceeding 1:50 (2%) in all directions. 1991 Standards § 4.6.2.  
13 Accessible parking spaces shall be at least 96 in (2440 mm) wide. Parking access aisles  
14 shall be part of an accessible route to the building or facility entrance and shall comply  
15 with 4.3. Two accessible parking spaces may share a common access aisle. Parked  
16 vehicle overhangs shall not reduce the clear width of an accessible route. Parking spaces  
17 and access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all  
18 directions. 1991 Standards § 4.6.3.

19           24. Here, the access aisle is not level with the parking space. Under the 2010  
20 Standards, access aisles shall be at the same level as the parking spaces they serve.  
21 Changes in level are not permitted. 2010 Standards § 502.4. "Access aisles are required  
22 to be nearly level in all directions to provide a surface for transfer to and from vehicles."  
23 2010 Standards § 502.4 Advisory. *Id.* No more than a 1:48 slope is permitted.

24           25. The surface of each accessible car and van space shall have surface  
25 identification complying with either of the following options: The outline of a profile  
26 view of a wheel chair with occupant in white on a blue background a minimum 36" wide  
27 by 36" high (914 mm x 914 mm). The centerline of the profile view shall be a maximum  
28 of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the



1 length of the parking space and its lower side or corner aligned with the end of the  
2 parking space length or by outlining or painting the parking space in blue and outlining  
3 on the ground in white or a suitable contrasting color a profile view of a wheel chair with  
4 occupant. *See* CBC § 11B-502.6.4, *et seq.*

5 26. Here, Defendants failed to maintain the mark on the surface with the  
6 International Symbol of Accessibility as required.

7 27. A public accommodation shall maintain in operable working condition those  
8 features of facilities and equipment that are required to be readily accessible to and usable  
9 by persons with disabilities by the Act or this part. 28 C.F.R. 35.211(a). By failing to  
10 maintain the facility to be readily accessible and usable by Plaintiff, Defendants are in  
11 violation of Plaintiff's rights under the ADA and its related regulations.

12 28. The Business has denied and continues to deny full and equal access to  
13 Plaintiff and to other people with disabilities. Plaintiff has been and will continue to be  
14 discriminated against due to the lack of accessible facilities, and therefore, seeks  
15 injunctive relief to alter facilities to make such facilities readily accessible to and usable  
16 by individuals with disabilities.

## 17 **SECOND CAUSE OF ACTION**

### 18 **VIOLATION OF THE UNRUH CIVIL RIGHTS ACT**

19 29. Plaintiff incorporates by reference each of the allegations in all prior  
20 paragraphs in this complaint.

21 30. California Civil Code § 51 states, "All persons within the jurisdiction of this  
22 state are free and equal, and no matter what their sex, race, color, religion, ancestry,  
23 national origin, disability, medical condition, genetic information, marital status, sexual  
24 orientation, citizenship, primary language, or immigration status are entitled to the full  
25 and equal accommodations, advantages, facilities, privileges, or services in all business  
26 establishments of every kind whatsoever."

27 31. California Civil Code § 52 states, "Whoever denies, aids or incites a denial,  
28 or make any discrimination or distinction contrary to Section 51, 515, or 51.6, is liable



1 for each and every offense for the actual damages, and any amount that may be  
 2 determined by a jury, or a court sitting without a jury, up to a maximum of three times the  
 3 amount of actual damage but in no case less than four thousand dollars (\$4,000) and any  
 4 attorney's fees that may be determined by the court in addition thereto, suffered by any  
 5 person denied the rights provided in Section 51, 51.5, or 51.6.

6 32. California Civil Code § 51(f) specifies, "a violation of the right of any  
 7 individual under federal Americans with Disabilities Act of 1990 (Public Law 101-336)  
 8 shall also constitute a violation of this section."

9 33. The actions and omissions of Defendants alleged herein constitute a denial  
 10 of full and equal accommodation, advantages, facilities, privileges, or services by  
 11 physically disabled persons within the meaning of California Civil Code §§ 51 and 52.  
 12 Defendants have discriminated against Plaintiff in violation of California Civil Code §§  
 13 51 and 52.

14 34. The violations of the Unruh Civil Rights Act caused Plaintiff to experience  
 15 difficulty, discomfort, or embarrassment. The Defendants are also liable for statutory  
 16 damages as specified in California Civil Code §55.56(a)-(c).

### 17 **THIRD CAUSE OF ACTION**

#### 18 **VIOLATION OF CALIFORNIA DISABLED PERSONS ACT**

19 35. Plaintiff incorporates by reference each of the allegations in all prior  
 20 paragraphs in this complaint.

21 36. California Civil Code § 54.1(a) states, "Individuals with disabilities shall be  
 22 entitled to full and equal access, as other members of the general public, to  
 23 accommodations, advantages, facilities, medical facilities, including hospitals, clinics,  
 24 and physicians' offices, and privileges of all common carriers, airplanes, motor vehicles,  
 25 railroad trains, motorbuses, streetcars, boats, or any other public conveyances or modes  
 26 of transportation (whether private, public, franchised, licensed, contracted, or otherwise  
 27 provided), telephone facilities, adoption agencies, private schools, hotels, loading places,  
 28 places of public accommodations, amusement, or resort, and other places in which the

1 general public is invited, subject only to the conditions and limitations established by  
2 law, or state or federal regulation, and applicable alike to all persons.

3 37. California Civil Code § 54.3(a) states, “Any person or persons, firm or  
4 corporation who denies or interferes with admittance to or enjoyment of public facilities  
5 as specified in Sections 54 and 54.1 or otherwise interferes with the rights of an  
6 individual with a disability under Sections 54, 54.1 and 54.2 is liable for each offense for  
7 the actual damages, and any amount as may be determined by a jury, or a court sitting  
8 without a jury, up to a maximum of three times the amount of actual damages but in no  
9 case less than one thousand dollars (\$1,000) and any attorney’s fees that may be  
10 determined by the court in addition thereto, suffered by any person denied the rights  
11 provided in Section 54, 54.1, and 54.2.

12 38. California Civil Code § 54(d) specifies, “a violation of the right of an  
13 individual under Americans with Disabilities Act of 1990 (Public Law 101-336) also  
14 constitute a violation of this section, and nothing in this section shall be construed to limit  
15 the access of any person in violation of that act.

16 39. The actions and omissions of Defendants alleged herein constitute a denial  
17 of full and equal accommodation, advantages, and facilities by physically disabled  
18 persons within the meaning of California Civil Code § 54. Defendants have  
19 discriminated against Plaintiff in violation of California Civil Code § 54.

20 40. The violations of the California Disabled Persons Act caused Plaintiff to  
21 experience difficulty, discomfort, and embarrassment. The Defendants are also liable for  
22 statutory damages as specified in California Civil Code §55.56(a)-(c).

23 **FOURTH CAUSE OF ACTION**

24 **UNFAIR COMPETITION ACT**

25 41. Plaintiff incorporates by reference each of the allegations in all prior  
26 paragraphs in this complaint.  
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42. Defendants have engaged in unfair competition, unfair or fraudulent business practices, and unfair, deceptive, untrue or misleading advertising in violation of the Unfair Competition Act. Bus & Prof. Code §§ 17200 *et seq.*

43. Defendants engage in business practices and policies that create systemic barriers to full and equal access for people with disability in violation of state and federal law.

44. The actions and omissions of Defendants are unfair and injurious to Plaintiff, a consumer of the Business' goods and services. As a result of Defendants' unfair business practice and policies, Plaintiff suffered injury in fact. Plaintiff was not provided with goods and services provided to other consumers. Plaintiff seeks relief necessary to prevent Defendants' continued unfair business practices and policies and restitution of any money that Defendants acquired by means of such unfair competition, including profits unfairly obtained.

#### **FIFTH CAUSE OF ACTION**

#### **NEGLIGENCE**

45. Plaintiff incorporates by reference each of the allegations in all prior paragraphs in this complaint.

46. Defendants have a general duty and a duty under the ADA, Unruh Civil Rights Act and California Disabled Persons Act to provide safe and accessible facilities to the Plaintiff.

47. Defendants breached their duty of care by violating the provisions of ADA, Unruh Civil Rights Act and California Disabled Persons Act.

48. As a direct and proximate result of Defendants' negligent conduct, Plaintiff has suffered damages.

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**PRAYER FOR RELIEF**

WHEREFORE, Plaintiff respectfully prays for relief and judgment against Defendants as follows:

1. For preliminary and permanent injunction directing Defendants to comply with the Americans with Disability Act and the Unruh Civil Rights Act;
2. Award of all appropriate damages, including but not limited to statutory damages, general damages and treble damages in amounts, according to proof;
3. Award of all reasonable restitution for Defendants' unfair competition practices;
4. Reasonable attorney's fees, litigation expenses, and costs of suit in this action;
5. Prejudgment interest pursuant to California Civil Code § 3291; and
6. Such other and further relief as the Court deems just and proper.

**DEMAND FOR TRIAL BY JURY**

Pursuant to Rule 38(b) of the Federal Rules of Civil Procedure, Plaintiff hereby demands a trial by jury on all issues so triable.

Dated: October 17, 2022

SO. CAL. EQUAL ACCESS GROUP

By: /s/ Jason J. Kim  
Jason J. Kim, Esq.  
Attorneys for Plaintiff